

**Lower Park Road, Brightlingsea
CO7 0JS
£330,000 Freehold**

Town & Country
residential sales and lettings



**9 Osbornes Court, Victoria Place, Brightlingsea, Essex CO7 0EB 01206 302288
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- DETACHED CHALET STYLE BUNGALOW
- TWO BEDROOMS
- 21'7" LIVING ROOM
- DINING AREA
- UTILITY
- GROUND FLOOR FOUR PIECE BATHROOM
- FIRST FLOOR WC
- MULTI FUEL BURNER
- CELLAR
- CLOSE TO TOWN CENTRE

**** A WELL ESTABLISHED TWO BEDROOM CHALET STYLE DETACHED BUNGALOW IN THIS CONVENIENT NON-ESTATE LOCATION CLOSE TO THE TOWN****

A fantastic opportunity to acquire this older style bay fronted character property occupying a prominent position on Lower Park Road.

This unique residence offers generously sized accommodation set out over two floors including utility room, ground floor four piece bathroom, fitted kitchen with central island, good sized dining area with French doors to rear garden. The spacious living room has two bay windows and a feature multi fuel burner.

The first floor leads off the landing with two bedrooms and a separate WC.

The rear garden extends to approximately 60ft with shed and summer house. An unusual feature is a cellar, with access from the rear elevation of the house via a hatch and concrete access steps.

An internal viewing should be made to appreciate the accommodation on offer.



The accommodation with approximate room sizes are as follows:

LOBBY

5' 6" x 3' 10" (1.68m x 1.17m)

Double glazed entrance door, radiator. Door to utility, bathroom and kitchen.

KITCHEN

13' 7" x 11' 7" (4.14m x 3.53m)

Double glazed frosted window to side and rear elevations. Circular bowl and drainer sink unit inset to work surface with cupboards under. Range of floor standing cupboards, drawers and units with adjacent work tops, wall mounted matching cupboards, central island with storage cupboards under and power points. Space for dishwasher, filter hood over ceramic hob, electric oven under, storage alcove, glazed display unit. Space for fridge/freezer and open to:

DINING AREA

11' 10" x 10' 2" (3.60m x 3.10m)

Double glazed French doors to rear garden, corner storage cupboards complementing kitchen and walk-in cloaks cupboard, radiator.

LIVING ROOM

21' 7" x 14' 1" (6.57m x 4.29m) red 12'3

Two double glazed bay windows to front elevation, two radiators, in bay seating with storage drawers under, staircase to first floor landing, feature multi fuel burner and corner unit providing storage/tv unit.

UTILITY ROOM

4' 8" x 3' 9" (1.42m x 1.14m)

Double glazed window to rear elevation. Wall mounted Vaillant gas fired boiler, work surface with space under for washing machine. Drop light switch, radiator.



FAMILY BATHROOM

10' 7" x 7' 0" (3.22m x 2.13m)

Double glazed frosted window to rear and side elevations. Low level WC with concealed cistern, wash hand basin with mixer tap and pop up waste, vanity cupboard under, panel bath with mixer tap shower spray and oversize corner style shower unit with shower unit to wall and sliding curved screen. Two heated towel radiators.

FIRST FLOOR LANDING

Built-in eaves cupboard, radiator. Doors to:

BEDROOM ONE

10' 9" x 8' 0" (3.27m x 2.44m)

Double glazed Velux style window to one elevation, radiator. Built-in eaves storage cupboards.

BEDROOM TWO

10' 4" x 7' 0" (3.15m x 2.13m)

Double glazed Velux window to one elevation, radiator.

WC

3' 8" x 2' 1" (1.12m x 0.63m)

Low level WC and courtesy light.

CELLAR

External access from the rear garden with hatch and concrete steps to cellar level.

FRONT GARDEN

Block paved area behind a brick boundary wall, side access via wooden gate to rear garden.

REAR GARDEN

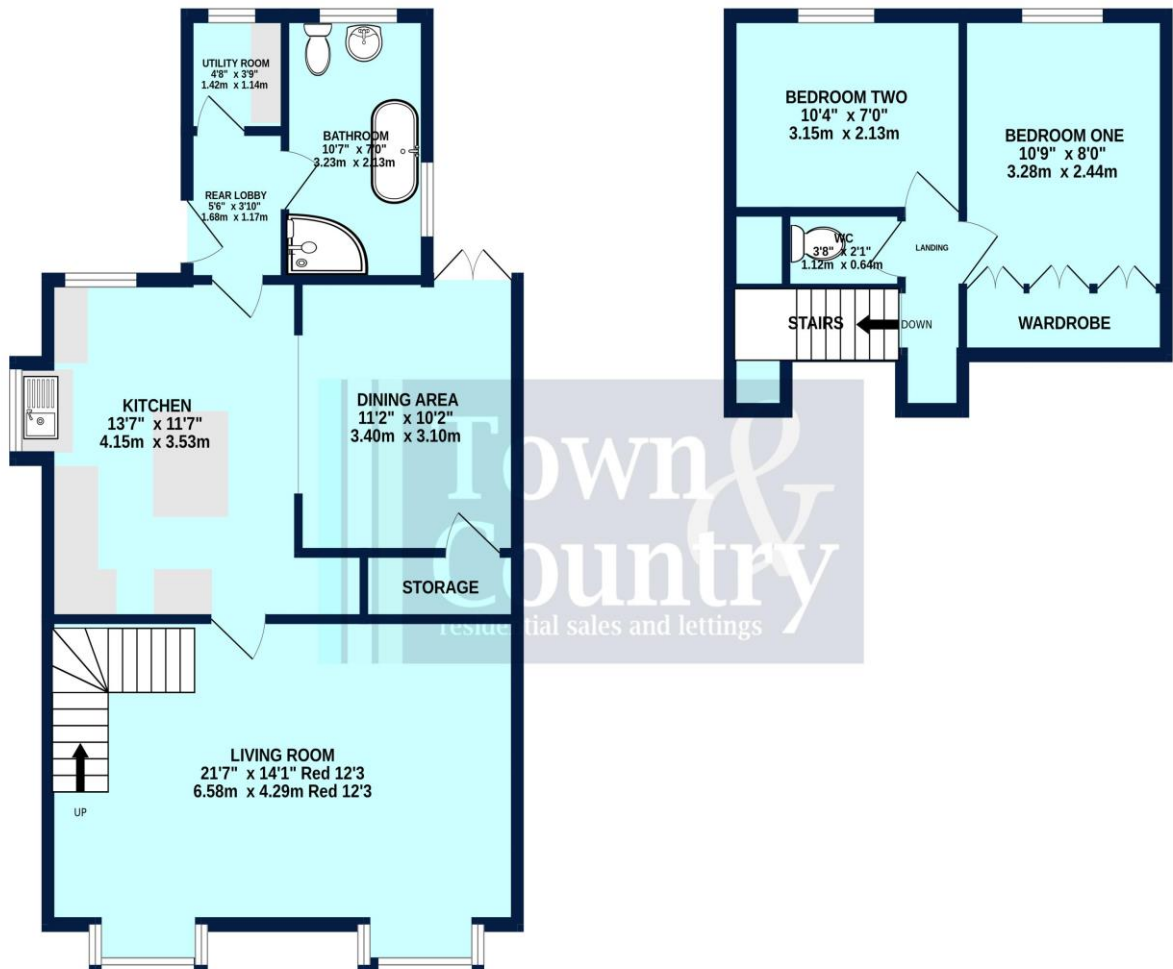
Extending to about 60ft, paved patio area stepping down to lower patio, paved areas, established flower beds and borders, timber shed (with power), timber summer house (with power).





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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